

Planning and Zoning Minutes
March 12, 2013

Committee Members Present: Rick Eachus, Bill Spruill, Phyllis Brooks Collins, Patricia Van Wieren, Dave Van Kavelaar.

Signed in Guests: Mike Marasco, Joe Kramer, Tracy Greenwood

The meeting was called to order at 1935. The minutes (in hard copy form) of the February 12, 2013 meeting, as prepared by Rick Eachus, were presented to attending members. A motion to accept the February minutes was made and unanimously approved with the objection noted that the Board was improperly advised on information pertaining to the hammerhead turn-around at the Greens of Wyoming and that, in the future, the Board will be more hesitant in forwarding recommendations to Town Council without further investigation of the applicant's requests.

New Business: Mr. Joe Kramer of Delmarva Pole Building Supply is requesting a conditional use to construct trusses at his location and requests rezoning, currently zoned as "C" (commercial) to "I-1", light industrial. Mr. Kramer proposes to use a currently unused 8,600 sq ft structure for the construction of trusses that would span 20 to 40 feet. The cost of trusses he purchases (from others) would be reduced 25 to 30%. The building in which trusses would be constructed is bound by a creek to the north, a woods and marsh to the east, and Delmarva Pole buildings to the south. As to the noise created by the proposed construction, an encased, computerized saw would be used in the insulated building so no noise issues would arise from its use.

Lumber would be brought to the site by truck (and rail) with truss manufacturing between 7:30 AM and 4:00 PM. The buildings constructed at the site range from 160 to 350 annually. Mr. Kramer stated that, if they get back to steady construction demands, 3 to 5 employees would be hired for truss construction and 2 drivers for delivery.

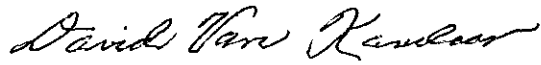
Dave made a motion to request the Town Council to grant Mr. Kramer's request for a conditional use under I-1 zoning. The motion was seconded and unanimously passed.

Old Business: Mr. Mike Marasco is seeking the annexation of the property at 10880 Westville Road into the Town of Wyoming and is requesting the property be zoned as C, commercial. Because the subject property is currently outside Wyoming Town limits, it currently has no zoning designation except that of Kent County, which is R-1, residential. The new (6,000 sq ft) construction would house two businesses on the first floor and two apartments on the second floor. This dual set-up, a business downstairs and apartments upstairs, is not uncommon as noted by Witt's Market, Pippin's Funeral Home, etc. One area of concern is the proximity of the entrance to these two businesses to the entrance to the Greens of Wyoming. Mr. Marasco stated that, if this is a safety issue as determined by the DelDOT, he may have to incur expenses to alleviate safety issues by relocating the entrance to a more easterly location away from the Greens entrance.

A motion was made by Phyllis, seconded by Bill, to request that Town Council annex the property at 10880 Westville Road into the Town Of Wyoming and grant the commercial (C) zoning request.

Having no further business to conduct, a motion to adjourn was made and passed. Rick adjourned the proceedings at 2025.

Respectfully submitted,

A handwritten signature in cursive script, reading "David Van Kavelaar".

David Van Kavelaar
Planning and Zoning Board